14 Roland Street, St. Albans, Hertfordshire AL1 5HS

Guide price £665,000 Freehold

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Paul Barker
ESTATE AGENTS

14 Roland Street

St. Albans, Hertfordshire AL1 5HS

A traditional bay fronted 1930's three bedroom semi-detached house in a sought after street in the Fleetville area of St Albans. The property is attractively presented throughout and offers excellent scope to extend to the rear and into the loft space (subject to planning/building regulations).

The accommodation begins with a covered entrance porch with a part glazed front door into a welcoming hallway. There are stairs to the first floor with a storage cupboard below. The spacious lounge has a bay window to the front and an attractive fireplace with a real flame gas fire. The kitchen/diner provides a bright open plan space with a period style fireplace and sliding patio doors to the rear garden. The kitchen provides a range of cream coloured wall and base units with ample counter tops above, recesses for white goods and a built-in storage cupboard.

The first floor landing has a window to the side, hatch to the loft and doors to rooms. There are three bedrooms with fitted wardrobes in two of the bedrooms and a modern white bathroom suite incorporating a bath with shower above, basin with storage below and W.C.

Externally there is a block paved driveway to the front providing off street car parking with established hedges to each side. The 50ft west facing rear garden has a paved patio area which leads to a lawn with a flower bed borders and a further paved patio to the rear and a wooden storage shed.

Roland Street is ideally located within walking distance of the mainline train station, a number of popular local primary schools including Fleetville Infants & Juniors, two local parks and all of the local shops and services in Fleetville including a Post Office and Morrisons supermarket.

ACCOMMODATION

Entrance Hall

Lounge
13'0 x 10'10 (3.96m x 3.30m)

Kitchen/Dining Room
17'9 x 12'5 (5.41m x 3.78m)

FIRST FLOOR

Bedroom
12'5 x 9'11 (3.78m x 3.02m)

Bedroom
11'7 x 10'10 (3.53m x 3.30m)

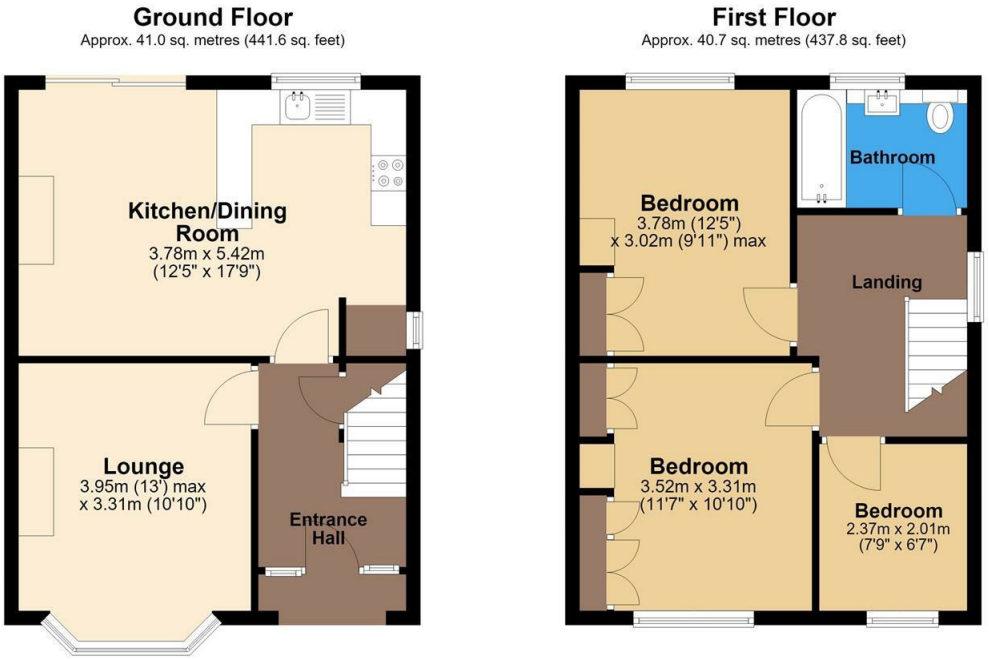
Bedroom
7'9 x 6'7 (2.36m x 2.01m)

OUTSIDE

Frontage/Off Street Parking

Rear Garden
50'10" (15.5)

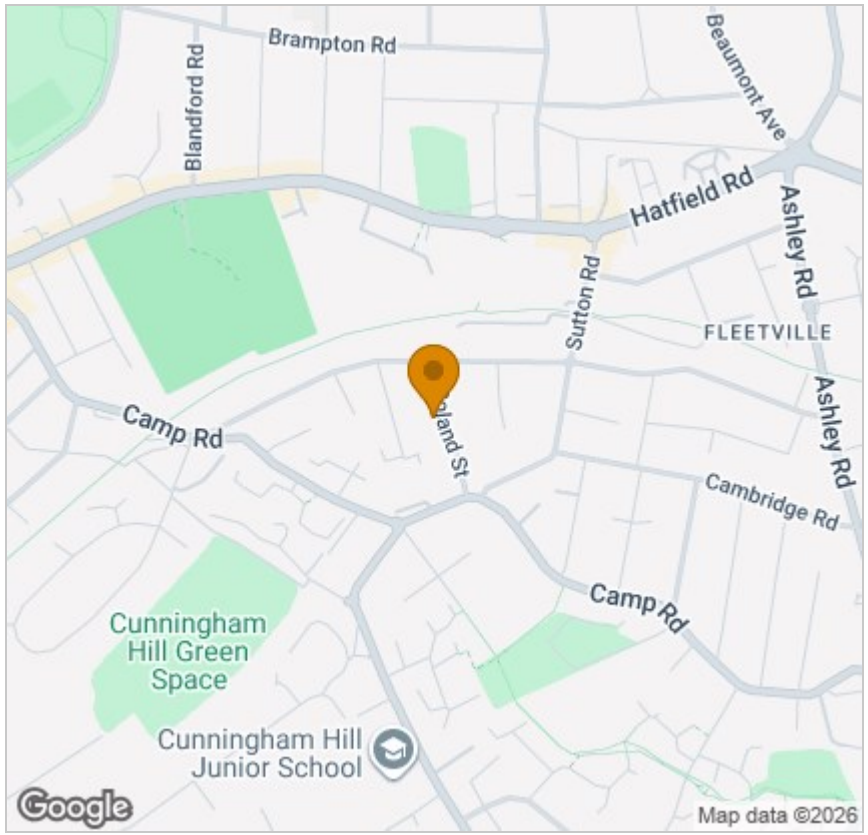
Floor Plan



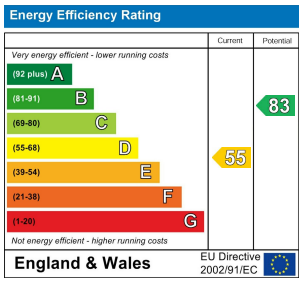
Total area: approx. 81.7 sq. metres (879.4 sq. feet)

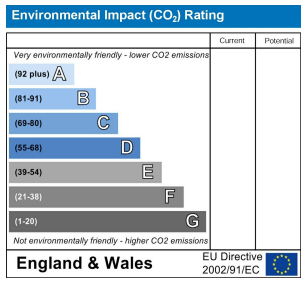
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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